

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on Wednesday, August 20, 2014 at 9:00 a.m. in the Second Floor Conference Room, 220 South Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Len Walinski	Health Department
Robin Wales	Department of Emergency Services
Bill Snyder	Harford County Fire/EMS
Cheryl Banigan	DPW Engineering
Shane Grimm	Planning and Zoning
Eric Vacek	Planning and Zoning
Ron Marney	Planning and Zoning
Mark Logsdon	Sheriff's Office
Darryl Ivins	DPW Water and Sewer
Rich Zeller	State Highway Administration
Patrick Jones	Harford Soil Conservation District

Also in attendance were:

Paul Thompson, ADW Inc.	Fran Salbeck
Steve Eichler, Richardson Eng.	Hazel Morgan
Sam Hutchins, J. Thompson Assoc.	Richard Curry
Bob Wilson, WDA, Inc.	Steven D. Sample
John Watts	Joyce Lombardi
Jeff Kundratic	Chris Franz
Terrance & Jewell Thompson	Sandra Harris

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there were three plans on the agenda. Mr. Davenport explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is an attendance sheet circulating for everyone to sign. If a correct address is given, a copy of the minutes will be mailed or e-mailed. The minutes will also be published to the Department of Planning and Zoning's website.

LOVE FELLOWSHIP CHRISTIAN CENTER, INC.

Located on the north side of Philadelphia Road (Route 7); east of Governor Court. Tax Map 62; Parcels 583, 584, 605 & 621. First Election District. Council District A. Planner Shane.

Plan No. S14-091 Construct 18,400 sf church bldg; 7.28 acres; R1.

Received 07-22-14 Windell & Donna Stambaugh. / Shirley Giles/Love Fellowship Christian Center, Inc. /Richardson Engineering, LLC.

Steve Eichler of Richardson Engineering presented the plan. The site is comprised of four

parcels which total approximately 7.3 acres all zoned R1, including the neighbors with the exception of the neighbor to the north on the other side of Ah-Ha Branch, which is zoned CI. The proposal is to construct an 18,400 sf church building with the potential addition of 9,600 sf. The site utilities will come off of Philadelphia Road for water and there is an agreement with the neighbor to get access to the sewer located to the north. Stormwater management has been provided to the maximum extent possible with ten year storage.

Emergency Services - Robin Wales

The proposed building will be addressed 2310 Philadelphia Road (MD 7). This address will work if displayed properly and approved by Planning and Zoning.

Public safety wireless radio communications inside a building is essential to the safety of those occupying the structure as well as fire, law enforcement and emergency medical providers responding to a call for help. Buildings that are greater than 5,000 sf, higher than 50 ft, contain underground storage or parking and are constructed of materials that impede wireless radio signals that may adversely affect the response of public safety providers. Please consider including wiring, electrical connections and other infrastructure that may be needed for an in-building 800 MHz amplifier. The Department of Emergency Services will test coverage in the facility once construction is finished. Call 410-638-4900 for assistance.

The proposed sign must display 6"-8" address numbers on each side. The address and name must be clearly displayed at the point of entry off Philadelphia Road.

The Department must have a list of at least three emergency contacts for notification, response and securing purposes.

Volunteer Fire and E.M.S. – Bill Snyder

There is currently a hydrant in front of 2908 Philadelphia Road. However, this hydrant is too far away to properly service the new church. It is recommended that a hydrant be added on-site, or at a minimum, a hydrant be added at the site access driveway from Philadelphia Road.

The building shall have Knox Key Boxes installed on the address side of the building. They shall be keyed for the Abingdon Fire Department: 410-638-3951.

Harford Soil Conservation District – Patrick Jones

Concept stormwater management plans have been submitted and reviewed.

An adequate sediment and erosion control plan must be approved before the issuance of a grading permit. The sediment and erosion control plan must be integrated with the SWM strategy at the design phase. The new 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control must be utilized.

If any proposed storm water management facility meets the Small Pond Standard (practice 378), the pond design will have to be approved by the Harford SCD. Also, the pond design must be approved prior to the sediment control plan being signed. Outfall location will be reviewed during design reviews and must safely convey over steep slopes.

An NOI permit is required from MDE when a project disturbs more than one acre. Please contact MDE about the NOI permit process.

Health Department – Len Walinski

The site is serviced by public water and sewer.

Houses of worship can serve food to the public in a variety of settings: daycare, meals on wheels, and congregational gatherings are some of the more common ways. In terms of supplying food to the public, the Health Department realizes public houses of worship can be considered as excluded organizations. Maryland law defines an “excluded organization” to mean a volunteer or bona fide nonprofit fraternal, civic, war veteran’s, religious, or charitable organization or corporation which does not serve food to the public more often than 4 days per week.

Maryland law also requires excluded organizations to abide by the food safety laws but allows these specific nonprofit groups to operate food service facilities according to regulations that were especially written for them and that are less stringent than other food service facilities. The church can apply for excluded status or may choose to comply with the stricter standards depending on which food service operations meet their needs. The choice should be made with careful consideration since it cannot be changed in the future. Please contact Mrs. Lisa Kalama at 410-877-2332 with questions concerning these procedures.

The owner/applicant must make application with the Maryland State Department of Education, Division of Early Childhood Development, Office of Child Care and provide documentation to the Health Department that this has been completed. The owner/applicant may contact Ms. Beth O’Connor at the Office of Child Care at 410-272-5358 for information regarding licensing requirements.

The Use and Occupancy (U&O) for this facility will be held pending approval from the Office of Child Care.

Any buildings to be razed will require a demolition permit that is secured through the Department of Planning and Zoning. All aspects of the demolition work must be reviewed, approved and completed to the satisfaction of the Health Department. This includes, but is not limited to, the abandonment of any wells and septic systems, asbestos, underground storage tanks, hazardous materials, solid wastes, etc. and the forwarding of any documentation concerning the demolition work. If there are any questions concerning the demolition work, please contact Mr. Joe DeLizia or Mr. Rich Gordon of the Health Department’s Air/Waste Division. They can be reached at 410-877-2335 or 410-877-2326.

The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

Water and Sewer – Darryl Ivins

There are existing water services to parcels 583 and 584 which must be abandoned at the main as part of the utility work for this project.

If an outside meter is proposed, it shall be placed adjacent to the SHA right of way in a public drainage and utility easement. The easement shall be recorded before a Commercial Service Application will be approved.

If an inside water meter setting is proposed, the property owner must execute and Inside Meter Agreement which will be prepared by the Division of Water and Sewer for the ownership

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and maintenance of the metering equipment. This agreement shall be executed concurrent with the Commercial Service Application.

A private utility easement will be required across the property owned by Harford Investors to allow this property to be served with public sewer. The easement shall be recorded and a copy provided to the Division of Water and Sewer before a Commercial Application will be approved.

The Commercial Service Application number 19777 must be added to the title block of the site plan submitted with the Application for approval.

Any sewer cleanouts that are located with the paved area shall be installed using the County cleanout in paving detail S-28. The detail shall be shown on the utility plan and referenced on the plan and/or profile drawing.

The construction contract numbers for the existing utilities shall be shown on the drawing submitted with the Commercial Application.

A Commercial Service Application must be completed by the owner and approved by the County before a building permit will be issued for this project. Contact Ms. Patti Bankert of the Division of Water and Sewer at 410-638-3300 x1467 for additional information.

DPW – Engineering – Cheryl Banigan

A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.

A stormwater management concept plan has been submitted for review and must be approved prior to preliminary plan approval.

The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

Maintenance of the stormwater management facility (ies) is (are) the responsibility of the lot owner(s).

All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.

A traffic impact analysis was submitted and comments are being forwarded to Planning and Zoning.

Sheriff's Office – Mark Logsdon

No comment.

State Highway Administration – Rich Zeller

An access permit will be required to construct an entrance and road improvements on MD 7 for this development. SHA is currently reviewing the traffic impact study (TIS) prepared for this development and will forward comments to all interested parties as soon as they become available. SHA defers specific comments regarding the proposed site access until review of the TIS has been completed. SHA requests that the County withhold approval of the site plan until the required entrance and road improvements have been established.

Mr. Zeller also noted that it is questionable if site distance requirements can be met and requested a site distance profile be submitted.

Department of Planning and Zoning – Shane Grimm

A Preliminary Plan shall be submitted to consolidate all of the existing parcels. All appropriate easements and Natural Resource District (NRD) shall be shown on the Final Plat. The plat shall be recorded in the Harford County Land Records prior to building permit application.

A Lighting and Photometric Plan shall be submitted for review and approval prior to site plan approval.

A 50-foot use setback is required for institutional uses in the R1/Urban Residential District. The setback would apply to the common lot line with the Board of Education property and the Lands of Lola M. Lambert. Parking spaces and drive aisles are not permitted within the use setback. The plan shall be revised to accommodate the required use setback.

Since the plan may need significant redesign due to the required use setback, the Landscaping Plan shall also be redesigned. Comments will be forwarded upon review of the revised Landscaping Plan.

A portion of the drive aisle is located within the Natural Resource District (NRD). The drive aisle shall be removed from the NRD.

The Forest Conservation Plan (FCP) is currently under review. The calculations shall be revised to reflect that the retention threshold does not apply to projects within the Development Envelope.

The Code does not allow the purchase of a forest bank. A suitable offsite planting area shall be located within the same watershed as the project. An offsite planting plan shall be submitted and approved by the Department prior to site plan approval.

Comments were invited from the public.

Sandra Harris asked if a red light was going to be installed on the hill.

Mr. Davenport replied there was no light proposed at this point.

Ms. Harris noted that on Sunday mornings the church on Abingdon Road, St. Francis, has a police vehicle present to control traffic for a few hours. She asked if it would be the same for this project.

Mr. Davenport explained that a traffic impact analysis has been submitted and is under review by the County as well as the State Highway Administration to determine any improvements that may be required prior to approval of the plan.

Ms. Harris asked if other events besides Sunday church were planned for the site.

Mr. Davenport said he did not know.

Ms. Harris asked if a policeman would be on call to direct traffic on Route 7.

Mr. Logsdon responded that was not the case. Police/traffic control at events like St. Francis church are paid for by the organization hosting the event.

Mr. Davenport explained that it is similar to the situation at Mountain Christian Church.

ADDIE ESTATES – LOTS 4-10

Located at the south west corner of the intersection of Baldwin Mill Road (Route 165) and Scarff Road. Tax Map 47; Parcel 386. Fourth Election District. Council District B. Planner Eric.

Plan No. P14-092 Create 7 residential lots; 28.607 acres; AG/VB.

Received 07-23-14 Platinum Construction Group /J. Thompson Associates LLC.

Sam Hutchins of Thompson Associates presented the plan. The proposed plan is for a seven lot subdivision. The property has AG zoning with three building rights, and some area of Village/Business along Scarff Road and Baldwin Mill Road. Perc tests have been completed and stormwater management concept plans have been submitted and approved.

Emergency Services - Robin Wales

Lot 4 will be addressed as 2804 Scarff Road, lot 5 as 2806, lot 6 as 2808 and lot 7 as 2810 Scarff Road. Lot 8 as 2514 Greene Road, lot 9 as 2534 and lot 10 as 2536 Greene Road. These addresses will work, if available, displayed properly and approved by Planning and Zoning.

Volunteer Fire and E.M.S. – Bill Snyder

No comment.

Harford Soil Conservation District – Patrick Jones

Concept stormwater management plans have been submitted and reviewed.

An adequate sediment and erosion control plan must be approved prior to issuance of a grading permit. The sediment and erosion control plan must be integrated with the SWM strategy at the design phase.

It is recommended, as per the new 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control Manual, that in a Tier II watershed, additional level of controls may be needed and Tier II buffers are utilized for this site.

An NOI permit is required from MDE when a project disturbs more than one acre. Please contact MDE about the NOI permit process.

Health Department – Len Walinski

The plan proposes to create seven single family residential lots from an existing agricultural parcel. Lots 4, 5 and 6 are improved with several dwellings and barns and are serviced by wells and on-site disposal systems. Lots 7, 8, 9 and 10 are unimproved and will be serviced by individual wells and on-site disposal systems. Soil percolation tests were conducted on June 21, 2007 and May 5, 2014.

This property is located in close proximity to the former Exxon Service Station, which was a site where gasoline products entered the environment impacting soil and the surrounding groundwater. The monitoring wells on lots 4, 5, 7 and 8 were drilled in connection with that groundwater investigation. The monitoring wells must remain until approval is received by the

Maryland Department of the Environment, Oil Control Program, to abandon the wells. Exxon Corporation would be responsible for properly abandoning the wells.

Prior to approval of the Preliminary Plan, the following is required:

The plan is being reviewed under the recently amended requirements of Chapter 216. Upon receiving approval from the Health Department, the plan may not be recorded until all sections of Bill Number 14-10 amending Chapter 216 become effective. Chapter 216-19 G. states that all lots created on or after August 15, 2014 shall be required to record a minimum of a 10,000 square foot septic reserve area (SRA) or adequate area for an initial sewage On-Site Disposal System (OSDS) and three repair waste disposal systems based on a four bedroom dwelling, whichever is greater. The consultant must submit a detailed site plan for each lot providing the initial OSDS design layout and the layout for three future OSDS layouts meeting all required setbacks and design standards.

The design must also evaluate the need for a pump system and include that in the system layout. The consultant needs to contact Mr. Leonard Walinski at 410-877-2317 for minimum OSDS design information. The layout of the proposed systems may necessitate reconfiguration in the proposed septic reserve areas and/or lot lines and a revised preliminary plan.

Upon approval of the preliminary plan and prior to final plat approval, the following are required:

A disclosure document must be developed to alert future prospective owners of close proximity of the Exxon Service Station and the Volatile Organic Compounds (VOC) problems in the area. The disclosure document must be forwarded to the Health Department for review and approval. The approved document must circulate with the final plat and be recorded. Questions regarding the content of the disclosure statement should be directed to Mr. Peter Smith at 410-877-2321.

The consultant/applicant must make application for a "Notice of Exemption to Appropriate and Use Groundwater". The completed application is to be submitted to the Health Department and, upon processing, the completed application will be forwarded to the Maryland Department of the Environment.

The wells on Lots 5-10 must be drilled as test wells and a six hour yield test must be conducted on the wells. After completion of the yield tests, the wells must be tested for VOCs using EPA Method 524.2 Rev. 4.1. Questions regarding the tests should be directed to Mr. Peter Smith at 410-877-2321. All test results must be forwarded to the Health Department for review. Depending on the test results, remediation measures may be required as determined by the approving authority. If a sample exceeds the MCL, recommended MCL, or action level, or in the opinion of the Approving Authority, the results of the analysis indicate that harmful constituents are present in amounts that are significantly adverse to human health, safety, or comfort, a Certificate of Potability (COP) may not be issued. If the water quality is such that the Department cannot issue a COP at a future date, the lot may not be recorded unless an alternative well site can be developed that will satisfy the conditions referenced in this paragraph.

All existing wells to remain must have the type of well construction indicated. Well construction may include such descriptions as a drilled well, pit drilled well, buried well, or hand dug well. If the well is drilled, the consultant and/or developer needs to indicate if a well tag is present and, if present, the tag number must be provided on a plan to the Health Department. Once

the type of well construction is determined for the existing wells, the Department will determine what wells can remain in use or must be replaced by a new well. Any existing well to be removed from service must be properly abandoned. Any existing well approved to remain must be tested for bacteria, nitrates, VOCs using EPA Method 524.2 Rev. 4.1 and pesticides and produce satisfactory results. If a sample exceeds the MCL, recommended MCL, or action level, or in the opinion of the Approving Authority, the results of the analysis indicate that harmful constituents are present in amounts that are significantly adverse to human health, safety, or comfort, a Certificate of Potability (COP) may not be issued. If the water quality is such that the Department cannot issue a COP at a future date, the lot may not be recorded unless an alternative well site can be developed that will satisfy the conditions referenced in this paragraph. All results must be forwarded to the Department for review. Questions regarding the water tests should be directed to Mr. John Resline at 410-877-2325.

NOTE: All water testing required for this project must be collected by a Maryland Certified Water Sampler and analyzed at a Maryland Certified Lab. All submitted results must include the Chain of Custody documentation.

In addition to the well information requested on a print (item #4), the consultant must also locate the clean out in the OSDS servicing the dwelling on Lot 4 and provide that location on the print with the well data.

Any buildings listed to be razed will require a demolition permit that is secured through the Department of Planning and Zoning. All aspects of the demolition work must be reviewed, approved, and completed to the satisfaction of the Health Department. This includes, but is not limited to, the abandonment of any wells and septic systems, asbestos, underground storage tanks, hazardous materials, solid wastes, etc. and the forwarding of any documentation concerning the demolition work. If there are any questions concerning the demolition work, please contact Mr. Joe DeLizia or Mr. Rich Gordon of the Health Department's Air/Waste Division. They can be reached at 410-877-2335 or 410-877-2326.

The final plat must bear the well, septic reserve area, and the plat plan notes. The square footage amount of each septic reserve area must be clearly labeled on the final plat.

DPW – Engineering – Cheryl Banigan

A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.

A stormwater management concept plan has been submitted and reviewed. The plan must be approved prior to preliminary plan approval.

The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits. Practices located on individual lots are the maintenance responsibility of the lot owner.

Access permits are required for the proposed driveways.

The driveways must be paved within the County right of way prior to issuance of any use and occupancy permits and provide adequate site distance for a 35 mph design speed.

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Monumental masonry mailboxes or structures shall not be constructed within the right of way.

Sheriff's Office – Mark Logsdon

Mr. Logsdon confirmed with Mr. Hutchins there was no proposed access onto MD 165 at this time or in the future.

State Highway Administration – Rich Zeller

SHA has no objection to preliminary plan approval as access is to a county road and there are no right of way impacts to MD 165.

Department of Planning and Zoning – Eric Vacek

This parcel is split zoned AG (Agricultural) and VB (Village Business) and proposes to create seven (7) single family residential lots by subdividing an existing parcel. The original parcel totaled 68 acres and is carried six (6) development rights. The project shall be designed as a conventional single family development. The creation of the proposed Agricultural lots shall be achieved by utilizing three (3) development rights. Lots 4, 5, 6, and 7 are split zoned VB and AG and shall be created utilizing design standards noted in 267-58 of the Harford County Zoning Code.

A Forest Stand Delineation was submitted and approved by the Department Planning and Zoning. A total of 4.26 acres of forest is located on the site. No grading shall be permitted in the wetland buffers for actual home construction.

The lots are subject to the Harford County Forest Conservation Regulations. A Forest Conservation Plan has been submitted for review to the Harford County Department Planning and Zoning. A total of 4.28 acres of reforestation shall be required for development of this parcel. There will be no forest clearing and grading permitted in the wetland buffers for actual home construction. There is a reforestation note on the Forest Conservation plan which must match that shown on the preliminary plan.

A Landscaping plan has been submitted to the Harford County Department of Planning and Zoning for review. The landscaping plan has been approved at this time.

Waters of the United States and/or associated wetlands were identified on this site. If applicable, permits must be obtained by Maryland Department of the Environment (MDE) and/or Army Corp of Engineers. The Department of Planning and Zoning requests approved copies of the permit be provided and placed in the file for information purposes.

A common drive agreement shall be completed and submitted for Lot(s) 4 and 5 as well as 9 and 10, respectively. The consultant shall clarify the intended access for Lot 4.

Comments were invited from the public:

Jeff Kundratic was concerned about access and visibility at Scarff Road and MD 165.

Mr. Zeller replied he was not aware of a site distance problem there.

Mr. Kundratic had safety concerns with the additional people and traffic on the road.

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Mr. Davenport clarified three new driveways were proposed with an access road off of Scarff Road. One access is existing; two will be new driveways. County access permits will be required which will require that adequate site distance be demonstrated.

Mr. Kundratic responded that Scarff Road was not the issue, rather MD 165.

Mr. Logsdon added that the engineer did not plan any access to MD 165.

Mr. Kundratic said the traffic would be accessing MD 165 once making the turn from Scarff Road and wanted it to be noted.

Mr. Davenport acknowledged his comment.

Mr. Kundratic pointed out that the road did not enter on a ninety degree angle so looking left was a problem as well as coming over the hill from Greene Road.

Steven Sample, a resident of Greene Road, was concerned about the traffic impact to Greene Road and asked how many accesses would be on Greene Road.

Mr. Davenport replied there would be one new access onto Greene Road; one already existed.

Mr. Sample asked what the address would be for the new access.

Mr. Davenport answered 2534/2536 and asked Mr. Hutchins to show them on the map.

Mr. Hutchins pointed out the various points of access on the display map.

Mr. Kundratic asked about the location of Lot 1.

Mr. Hutchins showed it on the map.

Mr. Kundratic asked about the access for Lot 1.

Mr. Hutchins explained what was shown is the fee simple ownership, not the access. It is required to create the lot.

Mr. Kundratic asked about the reason for that.

Mr. Hutchins replied a 25' fee simple strip to a County road is required to create the lot but it would not be accessing it.

Mr. Kundratic said his property was on the other side next to a 12' right of way that will be used as a driveway for two properties and that was a concern for him. He said that in weather conditions, snow would be plowed and wind up on his property. He asked who he could confront about trespassing on his property.

Mr. Davenport explained he should call the Sherriff's Office.

Mr. Kundratic asked if the 12' right of way was something the County allowed to happen and also asked what the minimum right of way was.

Mr. Davenport said the minimum width of the right of way was 12.5'.

Mr. Kundratic said he had his deed stating it was 12'.

Mr. Hutchins explained that was for the project located to the north; Lots 1, 2, and 3 which was previously approved.

Mr. Kundratic did not understand.

Mr. Davenport explained that in order to meet the statutory requirement for road frontage, a lot requires 12.5' however, driveway access may be granted elsewhere in other widths as long as the legal requirement is met. He explained the difference between legal access and usable access.

Mr. Kundratic said the legal access was not usable because of the wetlands.

Mr. Davenport replied that was irrelevant since the lot had other driveway access to Scarff Road even though it was only 12' he could not deny the additional access.

Mr. Kundratic asked why the lots would not use the other legal access.

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Mr. Davenport said he did not know; it was the developer's choice. It was his opinion that it was most likely to avoid the expense of crossing the stream and constructing a longer driveway.

Mr. Kundratic asked about the placement of the mailboxes and the right of way access for other proposed lots.

Mr. Davenport replied that lots 9 and 10 share a 25' right of way; 12.5' for each lot.

Mr. Kundratic asked again about the right of way for Lot 1.

Mr. Davenport replied it was a 25' right of way onto Greene Road with an additional 12' onto Scarff Road.

Mr. Kundratic asked about safety and accessibility to fight a fire.

Mr. Snyder explained that 12' width was fine as long as trees and/or vegetation are kept back.

Mr. Kundratic said there are trees there and asked if anyone had looked at the property. In addition, it comes off of an 18' wide road and he asked how that would work for equipment.

Mr. Hutchins pointed out that Mr. Kundratic was asking questions about Lot 1 which was not even part of the project on the agenda. Although Lots 9 and 10 are beside Lot 1, they are part of a separate project.

Mr. Kundratic said he understood but asked why Lot 1 was coming out to Scarff Road when it had access in another location.

Mr. Davenport replied that he would have to ask the owner of Lot 1.

Mr. Kundratic asked to clarify again that access to a County road was to be 12.5'.

Mr. Davenport explained the lot must have 12.5' of frontage on a public or private road to meet the minimum requirements of the Code.

Mr. Kundratic asked if they had to use that for the access point.

Mr. Davenport said they had no obligation to use that point.

Mr. Kundratic asked if he could meet with someone after the meeting.

Mr. Davenport replied absolutely and anytime.

Mr. Sample was concerned there may not be a full 25' easement at the side of 2532 between 2550.

Mr. Davenport explained it had been surveyed as such.

Mr. Sample said his deeded boundaries as shown were not the ground that he was paying taxes on; he thought it was extended past the deeded boundaries.

Mr. Davenport said that a surveyor was required to seal the survey.

Mr. Sample said it was shown on a recent 2013 plan and referred to the pins and measurements shown. He asked that his measurement dispute be noted.

Mr. Hutchins asked Mr. Sample to forward the information to him.

LANDS OF MARTIN – LOT 9

Located west of Rocks Road (Route 24); north side of Sharon Road. Tax Map 33; Parcel 199. Third Election District. Council District D. Planner Ron.

Plan No. P14-093 Create residential lot; 2.887 acres; AG.

Received 07-23-14 Joseph & Mary Kruse/Wilson Deegan and Associates, Inc.

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Bob Wilson of Wilson Deegan Associates presented the plan. The plan proposes to create one additional lot from the remaining lands of approximately 66 acres. The remaining development rights will be retained by the remaining lands. The previous eight lots were recorded in the late 80's and early 90's.

Emergency Services - Robin Wales

The proposed dwelling will be addressed 2725 Sharon Road. This address will work if available, displayed properly and approved by Planning and Zoning.

Volunteer Fire and E.M.S. – Bill Snyder

No comment.

Harford Soil Conservation District – Patrick Jones

Mr. Jones asked if the project planned to disturb more than 5,000 sf.

Mr. Wilson responded they already have an approved storm water and sediment control standard plan.

Health Department – Len Walinski

The Health Department has extended its approval for the preliminary plan. The plan proposes to create one single family residential lot from an existing parcel. Lot 9 is unimproved and will be serviced by an individual well and on site disposal system. Soil percolation tests were conducted on January 14, 2011.

The plan is being reviewed under the recently amended requirements of Chapter 216-19 G. which states that all lots created on or after August 15, 2014 shall be required to record a minimum of a 10,000 square foot septic reserve area (SRA) or adequate area for an initial sewage disposal system (On-Site Disposal System (OSDS)) and three repair waste disposal systems based on a four bedroom dwelling, whichever is greater. The consultant must submit a detailed site plan for each lot providing the initial OSDS design layout and the layout for three future OSDS layouts meeting all required setbacks and design standards.

The design must also evaluate the need for a pump system and include that in the system layout. The consultant needs to contact Mr. Leonard Walinski at 410-877-2317 for minimum OSDS design information. The layout of the proposed systems may necessitate reconfiguration in the proposed septic reserve areas and/or lot lines and a revised preliminary plan.

Prior to final plat approval, the following is required:

The consultant/applicant must make application for a "Notice of Exemption to Appropriate and Use Groundwater". The completed application is to be submitted to the Health Department and, upon processing, the completed application will be forwarded to the Maryland Department of the Environment.

The final plat must bear the well, septic reserve area and plat plan notes. The square footage amount of each septic reserve area must be clearly labeled on the final plat.

DPW – Engineering – Cheryl Banigan

A grading permit or standard sediment control plan shall be required for the land disturbing activities exceeding 5,000 sf.

Stormwater management must be provided for this site in accordance with the 2000 Design Manual as amended by Supplement 1.

Stormwater management plans were approved on March 15, 2012. The plans will need to be updated and reapproved.

Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits. Practices located on individual lots are the maintenance responsibility of the lot owner.

An access permit is required for the proposed driveway.

The driveway must be paved within the County right of way prior to issuance of any use and occupancy permit and provide adequate site distance for a 35 mph design speed.

Monumental masonry mailboxes or structures shall not be constructed within the right of way.

A 30' right of way dedication is required along Sharon Road.

Sheriff's Office – Mark Logsdon

No comment.

Department of Planning and Zoning – Ron Marney

Upon the creation of Lot 9, two (2) development rights are carried with the remaining Lands of Martin. Lot 9 is subject to the Harford County Forest and Tree Conservation Regulations under the abbreviated process and all standard comments apply. The site contains environmentally sensitive areas including the headwaters of a minor tributary to Deer Creek and steep slopes.

The property is located within Green Infrastructure, which is a mapped network of natural hubs and corridors through which wildlife and other biological processes are maintained. This particular project is located within a corridor, therefore, impervious surfaces should be limited to the maximum extent practicable, and stormwater management facilities should be designed to maximize infiltration rates. This property drains to stream headwaters within a Tier II watershed. In order to best protect the environmental features found within this area, impervious surfaces and forest clearing should be limited to the maximum extent practicable.

There were no additional comments.

Meeting adjourned at 9:42 a.m.